

**City of Alamo Heights**  
**BOARD OF ADJUSTMENT**  
**MINUTES**  
July 05, 2023

The Board of Adjustment held a regular meeting in the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, and via Zoom with teleconference on Wednesday, July 05, 2023, at 5:30 p.m.

Members present and composing a quorum of the Board:

David Rose, Acting Chairman  
Jessica Drought  
Lott McIlhenny  
Wayne Woodard

Members absent:

Bill Orr, Chairman  
Jimmy Satel, Alternate  
Sean Caporaletti, Alternate

Staff members present:

Phil Laney, Assistant City Manager  
Lety Hernandez, Director of Community Development Services

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The meeting was called to order by Chairman Rose at 5:30p.m.

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Staff announced that the April 05, 2023, June 07, 2023, and July 05, 2023 meeting minutes were not available for review and rescheduled for the next regularly scheduled meeting of August 02, 2023. No action was taken.

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**Case No.2390 – 326 Wildrose Ave**

Application of David and Mallory Schindler, owners, requesting the following variance(s) in order to construct a 2nd story addition to the existing detached accessory structure at the property located at **CB 5571A, BLK 10, LOT 14 and 15**, also known as **326 Wildrose Ave**, zoned SF-A:

1. The proposed Floor to Area Ratio (FAR) of .55 exceeds the maximum .50 allowed with bonuses per Section 3-18,
2. The proposed 2nd story addition exceeds the height looming standard by 7ft 8-inches instead of the maximum top of plate height of 11ft allowed based on the existing 4ft side yard setback per Section 3-19(5)(a), and
3. The proposed overall height exceeds the maximum 20ft allowed by 1ft 9-inches per Section 3-19(3)(a) of the City's Zoning Code.

Ms. Hernandez announced that the case had been withdrawn at the request of the owner. No action was taken.

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**Case No. 2388 – 141 Patterson Ave**

Application of Sarah Mallory Geis, owner, requesting the following variance(s) in order to construct a wall in front of the main structure at the property located at **CB 4024, BLK 3, LOT 45**, also known as **141 Patterson Ave**, zoned SF-A:

1. The proposed 6ft high wall located within the minimum required portion of a front yard exceeds the maximum 3ft height allowed per 3-81(7) of the City's Zoning Code.

Ms. Hernandez presented the case. She informed that the case was originally scheduled for June 07, 2023 but was rescheduled for the July 05, 2023 meeting due to staff error regarding the public notice. Ms. Geis was present and addressed the board. An open discussion followed regarding the proposed fence and height.

Chairman Rose opened the public hearing at 5:49pm. Those speaking with interest in the case were as follows:

Matt Badders, 141 Encino Ave (Support)

Margaret Houston, 140 Patterson Ave #202 (Opposed)

Chairman Rose closed the public hearing at 5:57pm.

The board spoke regarding responses from the neighborhood and the proposed location of the fence.

After further discussion, Mr. Woodard moved to table the case for the August 02, 2023 meeting. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

FOR: Rose, Drought, McIlhenny, Woodard

AGAINST: None

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**Case No. 2389 – 222 Claiborne Way**

Application of Hilary Scruggs-Beebe of Hilary Scruggs Design, applicant, representing Trace and Laura Nell Burton, owners, requesting the following variance(s) in order to add a 2ndstory to the existing garage at the property located at **CB 4024, BLK 58, LOT 9**, also known as **222 Claiborne Way**, zoned SF-A:

1. The proposed northeastern addition exceeds the height looming standard by 10ft 8-inches with an overall top of plate height of 18ft 8-inches instead of the maximum 8ft allowed based on the existing 4ft rear yard setback per Section 3-19(2)(a) of the City's Zoning Code.

Staff announced the case was rescheduled for the August 02, 2023 meeting at the request of the applicant.

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**Case No.2390 – 218 E. Edgewood Pl**

Application of Jon Butler, owner, requesting the following variance(s) in order to add a 2nd story to the existing garage at the property located at **CB 5572, BLK 14, LOT 3 & W 25FT OF 4**, also known as **218 E. Edgewood Pl**, zoned SF-A:

1. The gable exception does not apply to accessory structures per Section 3-19(2)(a)(1),
2. The proposed 23ft 1¼-inch building height of the accessory structure with a sloping roof to top of ridge exceeds the maximum 20ft allowed per Section 3-19(3)(a),
3. The proposed 17ft 5-inch top of plate height exceeds the looming standard by 11ft 5-inches instead of the maximum 11ft allowed based on the existing 3ft side yard setback per Section 3-19(5)(a),
4. The proposed 5ft 8¼-inch high gable encroaches into the height looming standard as prohibited per Section 3-19(5)(a) of the City's Zoning Code.

Ms. Hernandez presented the case. Mr. Moran was present and addressed the board. He spoke regarding the revisions provided.

The board expressed concerns regarding relocating the 2nd-story addition and addressing the looming standard. Chairman Rose stated that he was not in favor of the encroachment due to the size of the existing garage adding that there was more opportunity for revisions and to be able to work within the confines to reduce the looming. Mr. Moran stated that they were trying to utilize the existing garage due to the foundation. An open discussion followed regarding discrepancies in the site plan.

Mr. Woodard moved to table the case for the August 02, 2023 meeting. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:  
FOR: Rose, Drought, McIlhenny, Woodard  
AGAINST: None

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**Case No. 2391 – 900 Cambridge Oval**

Application of Carlos Platero Jr. of Platero Creative Group representing Omar Rodriguez, owner, requesting the following variance(s) in order to construct a detached carport at the property located at **CB 4024, BLK 48, LOT 62 & E2.84FT of 63 ALAMO HEIGHTS ADDITION**, also known as **900 Cambridge Oval**, zoned SF-A:

1. The proposed Lot Coverage of 49.5% exceeds the maximum 40% allowed per Section 3-17,
2. The proposed Floor to Area Ratio (FAR) of .659 exceeds the maximum .50 allowed with bonuses per Section 3-18,
3. A 0ft side yard setback instead of the minimum 3ft required per Section 3-85(2),
4. A 0ft rear yard setback instead of the minimum 3ft required per Section 3-85(3), and
5. The proposed wall plate heights of the accessory structure exceed twice the width of the setback in height on the west and southern sides per Section 3-19(5)(a) of the City's Zoning Code.

Ms. Hernandez presented the case. Omar Rodriguez, owner, was present and addressed the board.

There was discussion regarding the proposed footprint. As proposed, the project was reducing impervious coverage in the area. The board posed questions regarding the exterior finish materials and the owner responded.

Chairman Rose opened the public hearing at 6:34pm. No one requested to speak with interest in the case so the public hearing was closed.

Ms. Drought moved to approve the variances as requested. Mr. Woodard seconded the motion.

The motion was approved with the following vote:  
FOR: Rose, Drought, McIlhenny, Woodard  
AGAINST: None

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There being no further business, Mr. Woodard moved to adjourn the meeting. Ms. Drought seconded the motion followed by unanimous consent of the board. The meeting was adjourned at 6:35p.m.

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**THE PROCEEDINGS OF THE MEETING ARE ALSO DIGITALLY RECORDED, AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.**



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David Rose, Acting Chairman  
(Board Approval)

10-4-2023  
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Date Signed & Filed



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Lety Hernandez, Director  
Community Development Services